041.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	637,900	/	637,900
USE VALUE:	637,900	/	637,900
ASSESSED:	637,900	/	637,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LORENZEN NICHOLAS J &
Owner 2:	HASSAN ALYSSA
Owner 3:	
Street 1:	35 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOWGRAVE-GRAHAM NICHOLAS -
Owner 2:	-
Street 1:	35 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4452.000	215,300	1,900	420,700	637,900
Total Card	0.102	215,300	1,900	420,700	637,900
Total Parcel	0.102	215,300	1,900	420,700	637,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 561.53 | /Parcel: 561.53

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 27562

GIS Ref

GIS Ref

Insp Date 12/08/18

!3377!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,300	1900	4,452.	420,700	637,900		Year end	12/23/2021
2021	101	FV	208,900	1900	4,452.	420,700	631,500		Year End Roll	12/10/2020
2020	101	FV	208,900	1900	4,452.	420,700	631,500	631,500	Year End Roll	12/18/2019
2019	101	FV	193,000	1900	4,452.	447,000	641,900	641,900	Year End Roll	1/3/2019
2018	101	FV	193,000	1900	4,452.	326,000	520,900	520,900	Year End Roll	12/20/2017
2017	101	FV	193,000	1900	4,452.	284,000	478,900	478,900	Year End Roll	1/3/2017
2016	101	FV	193,000	1900	4,452.	241,900	436,800	436,800	Year End	1/4/2016
2015	101	FV	182,000	1900	4,452.	236,600	420,500	420,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:59:51

LAST REV

Date	Time
07/12/19	11:24:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWGRAVE-GRAHAM	67720-339		7/29/2016		510,000	No	No		
GRAHAM-HOWGRAVE	56065-465		12/15/2010	Family	10	No	No		
STAHL RICHARD	33818-178		10/12/2001		263,828	No	No		
	15416-380		1/1/1984		68,500	No	No		Y

USER DEFINED

Prior Id # 1:	27562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
4/22/2009	Measured	163	PATRIOT
12/8/2001	MLS	MM	Mary M
3/2/2000	Meas/Inspect	264	PATRIOT
8/19/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4452		Sq. Ft.	Site		0	80.	1.18	1			Easemen	-5					420,707						420,700	

Total AC/HA:	0.10220	Total SF/SM:	4452	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,707	Spl Credit		Total:	420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312086
Depreciation:	96747
Depreciated Total:	215339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

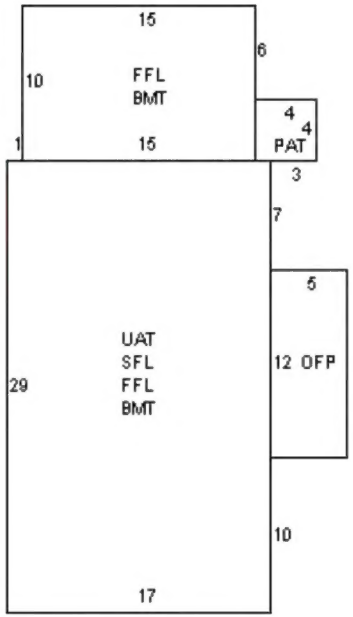
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	108.85
Final Total:	215300	Val/Su SzAd	189.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	643	52.640	33,851
FFL	First Floor	643	175.480	112,835
SFL	Second Floor	493	175.480	86,513
UAT	Upper Attic	123	70.190	8,651
OFP	Open Porch	60	44.000	2,640
PAT	Patio	16	6.000	96

Net Sketched Area:	1,978			Total:	244,586
Size Ad	1136	Gross Area	2348	FinArea	1136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	PR	1930	28.89	T	64	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900